Parcel A C-4 and CO-1 Zoning Summary

Uses Existing C-4 Existing C		
Office	Yes	Yes
Retail	Accessory	Accessory
Residential	Accessory	Yes
Restaurant	Accessory	Accessory
Hotel	Yes	No
Auto Dealers	No	No
Vehicle Repair, Gas Station, Car Wash	No	No
Pawn Shops	No	No
Standards		
Development Intensity - Minimum	0.4 FA <mark>R</mark>	NA
Development Intensity - Maximum	2.0 FAR	1.0 FAR
Building Floor Area -	20,000 sq. ft.	NA
Minimum	10,000 sq. ft. for restaurants	
Impervious Surface	90%	NA
Site Width – Minimum	200 feet/250 feet corners	200 feet
Site Area - Minimum	120,000 sq. ft.	120,000 sq. ft.
Setbacks – Along Street Minimum	35 feet	60 feet
Setbacks – Along Street Maximum	NA	NA
Setbacks – Rear Minimum	30 feet/40 feet if over 4 stories	30 feet (greater for tall buildings)
Setbacks – Side Minimum	20 feet/30 feet if over 4 stories	20 feet (greater for tall buildings)
Height - Minimum	NA	NA
Height – Maximum (district specific)	NA	NA
Design Standards	Higher	NA
Parking Location	NA	NA

Parcel B
R-1 and RM-50 Zoning Summary

Uses	Existing R-1	Existing RM-50
Single-family residence	Yes	No
Two-family residence	Yes	No
Multiple-family residence	No, except conditional use if established after July 25, 2013	Yes
Accessory Structures	Yes	Yes
Freestanding daycare centers	No	Yes
Places of assembly	Yes	No
Standards		
Development Intensity - Minimum	N/A	20 dwelling units per acre
Development Intensity - Maximum	N/A	50 dwelling units per acre
Site Area - Minimum	11,000 s.f. / corner lots 15,000 s.f.	80,000 s.f.
Setbacks – Along Street Minimum	30 feet or prevailing	60 feet from arterial or
Millimum	setback	collector streets, 40 feet from local streets
Setbacks – Rear Minimum	30 feet	Same as side setback, but in no instance less than 30 feet.
Setbacks – Side Minimum	10 feet	10 feet, plus 0.25 feet for each one foot of structure height in excess of 20 feet

Parcel C C-4, B-1 and CO-0.5 Zoning Summary

C-4, B-1 and CO-0.5 Zonning Summary				
Uses	Existing C-4	Existing B-1	Existing CO-0.5	
Office	Yes	Yes	Yes	
Retail	Accessory	Accessory	Accessory	
Residential	Accessory	No	Yes	
Restaurant	Conditional Accessory	No	Accessory	
Hotel	Yes	No	No	
Auto Dealers	No	No	No	
Vehicle Repair, Gas Station, Car Wash	No	No	No	
Pawn Shops	No	No	No	
Standards				
Development Intensity - Minimum	0.4 FAR	NA	NA	
Development Intensity - Maximum	2.0 FAR	0.5 FAR	0.5 FAR	
Building Floor Area - Minimum	20,000 sq. ft. 10,000 sq. ft. for restaurants	1,000 sq. ft.	NA	
Impervious Surface	90%	80%	NA	
Site Width – Minimum	200 feet/250 feet corners	100 feet/150 feet corners	200 feet	
Site Area - Minimum	120,000 sq. ft.	25,000 sq. ft.	120,000 sq. ft.	
Setbacks – Along Street Minimum	35 feet	20 feet	60 feet	
Setbacks – Along Street Maximum	NA	NA	NA	
Setbacks – Rear Minimum	30 feet/40 feet if over 4 stories	15 feet	30 feet (greater for tall buildings)	
Setbacks – Side Minimum	20 feet/30 feet if over 4 stories	10 feet	20 feet (greater for tall buildings)	
Height - Minimum	NA	NA	NA	
Height – Maximum (district specific)	NA	NA	NA	
Design Standards	Higher	Higher	NA	
Parking Location	NA	NA	NA	
the state of the s		the state of the s		

Parcel D C-5 and B-3 Zoning Summary

Office Yes Yes Retail Yes Yes Residential Accessory No Restaurant Conditional Accessory Conditional Use Hotel Yes No Auto Dealers Class IV (no inventory onsite) and enclosed motor vehicle sales and accessory to Class I for Class I (new vehicles) motor vehicle sales and accessory to class I for Class II (used vehicles) Vehicle Repair No Accessory to auto dealers Car Wash No Conditional Use Gas Station No Yes Pawn Shops No Conditional Use Standards Ves Development Intensity - Minimum No Yes Development Intensity - Maximum 1.5 FAR (as low as 0.75 with residential) NA Building Floor Area - Minimum 20,000 sq. ft. NA Impervious Surface 95% (85% with residential) NA Site Width - Minimum 200 feet/250 feet for corner lots 100 feet Site Area - Minimum 80,000 sq. ft. NA Setbacks - Along Street Maximum 20 feet NA Setbacks - Rear Minimum 30 feet/40 feet if over 4 stories 15 feet Setbacks - Side Minimum 20 feet/30 feet if over 4 stories 10 feet Setbacks - Side Minimum	C-5 and B-3 Zoning Summary					
Retail Yes Yes Residential Accessory No Restaurant Conditional Accessory Conditional Use Hotel Yes No Auto Dealers Class IV (no inventory onsite) and enclosed motor vehicle sales and accessory to Class I for Class II (used vehicles) Vehicle Repair No Accessory to auto dealers Car Wash No Conditional Use Gas Station No Conditional Use Pawn Shops No Conditional Use Standards Development Intensity - Minimum No Conditional Use Maximum 1.0 FAR (as low as 0.75 with residential) NA Mevelopment Intensity - Minimum 1.5 FAR (as low as 0.75 with residential) NA Development Intensity - Minimum 20,000 sq. ft. NA Minimum NA NA Impervious Surface 95% (85% with residential) NA Site Width - Minimum 200 feet/250 feet for corner lots NA Site Area - Minimum 80,000 sq. ft. NA Setbacks - Along Street Maximum	Uses	Existing C-5	Existing B-3			
Residential Restaurant Conditional Accessory Restaurant Conditional Accessory Conditional Use Yes Auto Dealers Class IV (no inventory onsite) and enclosed motor vehicle sales Car Wash Car Wash No Restaurant No R	Office	Yes	Yes			
Restaurant	Retail	Yes	Yes			
Hotel Auto Dealers Auto Dealers Class IV (no inventory onsite) and enclosed motor vehicles) motor vehicle sales whicles ales and accessory to Class I (new vehicles) motor vehicle sales and accessory to Class I for Class II (used vehicles) Vehicle Repair No Accessory to auto dealers Car Wash No Gas Station No Pawn Shops No Conditional Use Conditional Use Standards Development Intensity - Minimum Development Intensity - With residential) Building Floor Area - Minimum Impervious Surface Site Width - Minimum Sotto Area - Minimum Setbacks - Along Street Minimum Setbacks - Along Street Minimum Setbacks - Along Street Maximum Setbacks - Rear Minimum Setbacks - Rear Minimum Setbacks - Side Minimum Setbacks - Side Minimum 20 feet/40 feet if over 4 stories Setbacks - Side Minimum 20 feet/40 feet if over 4 stories Setbacks - Maximum 20 feet/40 feet if over 4 stories Setbacks - Minimum 20 feet/40 feet if over 4 stories Setbacks - Side Minimum 20 feet/40 feet if over 4 stories Setbacks - Minimum 20 feet/40 feet if over 4 stories Setbacks - Side Minimum 20 feet/40 feet if over 4 stories Setbacks - Maximum (area specific) Design Standards Higher NA Conditional Use for Class II (new vehicles) not class II (used vehicles) Accessory to class II (used vehicles) Conditional Use NA NA Setbacks NA Set Dacus (Sex with residential) NA 100 feet 100 feet	Residential	Accessory	No			
Auto Dealers Class IV (no inventory onsite) and enclosed motor vehicle sales Vehicle Repair Car Wash Gas Station Pawn Shops Development Intensity - Minimum Development Intensity - Minimum Impervious Surface Site Width – Minimum Setbacks – Along Street Maximum Setbacks – Rear Minimum Setbacks – Rear Minimum Setbacks – Side Minimum Pleight - Minimum Class IV (no inventory onsite) and enclosed motor vehicles) motor vehicles aleas and accessory to Class I (new vehicles) motor vehicles aleas and accessory to Class II (new vehicles) motor vehicle sales and accessory to Class II (new vehicles) motor vehicle sales and accessory to Class II (new vehicles) motor vehicles aleas and accessory to Class II (new vehicles) motor vehicles aleas and accessory to Class II (new vehicles) motor vehicles and accessory to Class II (new vehicles) motor vehicles and accessory to Class II (new vehicles) motor vehicles and accessory to Class II (used vehicles) motor vehicles and accessory to Class II (used vehicles) motor vehicles and accessory to Class II (used vehicles) motor vehicles No Carditional Use Conditional Use Set Sales II (used vehicles) motor dealers No No Conditional Use Set No Conditional Use No No Ves No No No Ves No N	Restaurant	Conditional Accessory	Conditional Use			
site) and enclosed motor vehicle sales and accessory to Class I for Class II (used vehicles) Vehicle Repair No Accessory to auto dealers Car Wash No Conditional Use Gas Station No Pawn Shops Standards Development Intensity - Minimum No Hinimum Development Intensity - Maximum Building Floor Area - Minimum Impervious Surface Site Width - Minimum Setbacks - Along Street Minimum Setbacks - Rear Minimum Setbacks - Rear Minimum Setbacks - Rear Minimum Setbacks - Side Minimum Setbacks - Minimum Setbacks - Side Minimum Setbacks - S	Hotel	Yes	No			
Car Wash No Conditional Use Gas Station No Yes Pawn Shops No Conditional Use Standards Development Intensity - Minimum With residential) Development Intensity - Maximum With residential) Building Floor Area - 20,000 sq. ft. NA Minimum Namimum Namimu		site) and enclosed motor vehicle sales	(new vehicles) motor vehicle sales and accessory to Class I for Class II (used vehicles)			
Gas StationNoYesPawn ShopsNoConditional UseStandardsDevelopment Intensity - Minimum1.0 FAR (as low as 0.75 with residential)NADevelopment Intensity - Maximum1.5 FAR (as high as 2.10 with residential)NABuilding Floor Area - Minimum20,000 sq. ft.NASite Width - Minimum200 feet/250 feet for corner lotsNASite Area - Minimum80,000 sq. ft.NASetbacks - Along Street Minimum20 feet65 feetMaximum20 feetNASetbacks - Rear Minimum30 feet/40 feet if over 4 stories15 feetSetbacks - Side Minimum20 feet/30 feet if over 4 stories10 feetHeight - Minimum2 stories over 60 percent of footprintNAHeight - Maximum (area specific)Varies by areaVaries by areaDesign StandardsHigherNA			,			
Pawn ShopsNoConditional UseStandardsDevelopment Intensity - Minimum1.0 FAR (as low as 0.75 with residential)NADevelopment Intensity - Maximum1.5 FAR (as high as 2.10 with residential)NABuilding Floor Area - Minimum20,000 sq. ft.NAImpervious Surface95% (85% with residential)NASite Width - Minimum200 feet/250 feet for corner lots100 feetSite Area - Minimum80,000 sq. ft.NASetbacks - Along Street Minimum20 feet65 feetSetbacks - Rear Minimum20 feetNASetbacks - Rear Minimum30 feet/40 feet if over 4 stories15 feetSetbacks - Side Minimum20 feet/30 feet if over 4 stories10 feetHeight - Minimum2 stories over 60 percent of footprintNAHeight - Maximum (area specific)Varies by areaVaries by areaDesign StandardsHigherNA						
Development Intensity - Minimum Development Intensity - Minimum Development Intensity - Maximum Building Floor Area - Minimum Impervious Surface Site Width - Minimum Setbacks - Along Street Maximum Setbacks - Rear Minimum Setbacks - Rear Minimum Setbacks - Side Minimum Setbacks - NA						
Development Intensity - Minimum with residential) Development Intensity - Minimum with residential) Building Floor Area - 20,000 sq. ft. NA Minimum NA Impervious Surface 95% (85% with residential) Site Width – Minimum 200 feet/250 feet for corner lots Site Area - Minimum 80,000 sq. ft. NA Setbacks – Along Street Minimum 20 feet Maximum Setbacks – Rear Minimum 30 feet/40 feet if over 4 stories Setbacks – Side Minimum 20 feet/30 feet if over 4 stories Height - Minimum 2 stories over 60 percent of footprint Varies by area specific) Design Standards Higher NA		No	Conditional Use			
Minimum with residential) Development Intensity - Maximum with residential) Building Floor Area - 20,000 sq. ft. NA Minimum Impervious Surface 95% (85% with residential) Site Width – Minimum 200 feet/250 feet for corner lots Site Area - Minimum 80,000 sq. ft. NA Setbacks – Along Street Minimum 20 feet Maximum Setbacks – Along Street Along Street Maximum Setbacks – Rear Minimum 30 feet/40 feet if over 4 stories Setbacks – Side Minimum 20 feet/30 feet if over 4 stories Height - Minimum 2 stories over 60 percent of footprint Height – Maximum (area specific) Design Standards Higher NA	Standards					
Maximumwith residential)Building Floor Area - Minimum20,000 sq. ft.NAImpervious Surface95% (85% with residential)NASite Width - Minimum200 feet/250 feet for corner lots100 feetSite Area - Minimum80,000 sq. ft.NASetbacks - Along Street Minimum20 feet65 feetSetbacks - Along Street Maximum20 feetNASetbacks - Rear Minimum30 feet/40 feet if over 4 stories15 feetSetbacks - Side Minimum20 feet/30 feet if over 4 stories10 feetHeight - Minimum2 stories over 60 percent of footprintNAHeight - Maximum (area specific)Varies by areaDesign StandardsHigherNA	-		NA			
Minimum Impervious Surface Site Width – Minimum Site Width – Minimum Setbacks – Along Street Minimum Setbacks – Along Street Maximum Setbacks – Rear Minimum Setbacks – Side Minimum Setbacks – Side Minimum Varies by area Setbacks – Maximum Varies by area Setbacks – Maximum Setbacks – Side Minimum Varies by area Setbacks – Minimum Varies by area Setbacks – Minimum Varies by area	-		NA			
Site Width – Minimum Site Area - Minimum Setbacks – Along Street Minimum Setbacks – Along Street Maximum Setbacks – Rear Minimum Setbacks – Rear Minimum Setbacks – Rear Minimum 30 feet/40 feet if over 4 stories Setbacks – Side Minimum 20 feet/30 feet if over 4 stories Height - Minimum 2 stories over 60 percent of footprint Height – Maximum (area specific) Design Standards Higher NA NA 100 feet NA 15 feet 10 feet NA 10 feet NA NA NA		20,000 sq. ft.	NA			
Site Area - Minimum Setbacks - Along Street Minimum Setbacks - Along Street Maximum Setbacks - Rear Minimum Setbacks - Rear Minimum Setbacks - Rear Minimum Setbacks - Rear Minimum Setbacks - Rear Minimum 30 feet/40 feet if over 4 stories Setbacks - Side Minimum 20 feet/30 feet if over 4 stories Height - Minimum 2 stories over 60 percent of footprint Height - Maximum (area specific) Design Standards Higher NA	Impervious Surface	95% (85% with residential)	NA			
Setbacks – Along Street Minimum Setbacks – Along Street Maximum Setbacks – Rear Minimum Setbacks – Rear Minimum Setbacks – Rear Minimum 30 feet/40 feet if over 4 stories Setbacks – Side Minimum 20 feet/30 feet if over 4 stories Height - Minimum 2 stories over 60 percent of footprint Height – Maximum (area specific) Design Standards Higher 65 feet NA NA	Site Width – Minimum	1	100 feet			
Minimum20 feetNASetbacks – Along Street Maximum30 feet/40 feet if over 4 stories15 feetSetbacks – Rear Minimum20 feet/30 feet if over 4 stories10 feetHeight - Minimum2 stories over 60 percent of footprintNAHeight – Maximum (area specific)Varies by areaVaries by areaDesign StandardsHigherNA	Site Area - Minimum	80,000 sq. ft.	NA			
Maximum30 feet/40 feet if over 4 stories15 feetSetbacks – Side Minimum20 feet/30 feet if over 4 stories10 feetHeight - Minimum2 stories over 60 percent of footprintNAHeight – Maximum (area specific)Varies by areaDesign StandardsHigherNA		20 feet	65 feet			
Setbacks – Side Minimum 20 feet/30 feet if over 4 stories Height - Minimum 2 stories over 60 percent of footprint Height – Maximum (area specific) Design Standards Higher NA	_	20 feet	NA			
Height - Minimum 2 stories Cootprint Height - Maximum (area specific) Design Standards Stories 2 stories over 60 percent of footprint Varies by area Varies by area NA	Setbacks – Rear Minimum	•	15 feet			
Height – Maximum (area specific) Design Standards footprint Varies by area Varies by area NA	Setbacks – Side Minimum	•	10 feet			
specific) NA Higher NA	Height - Minimum		NA			
		Varies by area	Varies by area			
	Design Standards	Higher	NA			
raiking Location To Side of Teal of Dullulligs INA	Parking Location	To side or rear of buildings	NA			

Parcel E
C-3 and CR-1 Zoning Summary

C-3 and CR-1 Zonning Summary					
Uses	Existing C-3	Existing CR-1			
Office	Yes	Yes			
Retail	Yes	Yes			
Residential	Accessory	No			
Restaurant	Conditional Accessory, without drive-through	Yes			
Hotel	Yes	Yes			
Auto Dealers	No	Yes			
Vehicle Repair, Gas Station, Car Wash	No	No			
Pawn Shops	No	No			
Standards					
Development Intensity - Minimum	0.5 FAR	NA			
Development Intensity - Maximum	1.0 FAR	1.0 FAR			
Building Floor Area - Minimum	50,000 sq. ft.	20,000 sq. ft. (no minimum on conditional uses)			
Impervious Surface	95%	NA			
Site Width – Minimum	200 feet/250 feet corners	120 feet			
Site Area - Minimum	200,000 sq. ft.	2 acres (87,120 sq. ft.)			
Setbacks – Along Street Minimum	35 feet	65 feet			
Setbacks – Along Street Maximum	NA	NA			
Setbacks – Rear Minimum	30 feet/40 feet if over 4 stories	25 feet			
Setbacks – Side Minimum	20 feet/30 feet if over 4 stories	25 feet			
Height - Minimum	2 stories over 60 percent of footprint	NA			
Height – Maximum (district specific)	NA	NA			
Design Standards	Yes	NA			
Parking Location	NA	NA			

Parcel F C-3, C-5 and CR-1 Zoning Summary

	-3, C-5 and CR-1 2		
Uses	Existing C-3	Existing C-5	Existing CR-1
Office	Yes	Yes	Yes
Retail	Yes	Yes	Yes
Residential	Accessory	Accessory	No
Restaurant	Conditional Accessory, without drive-through	Conditional Accessory	Yes
Hotel	Yes	Yes	Yes
Auto Dealers	No	Class IV and enclosed motor vehicle sales	Yes
Vehicle Repair, Gas Station, Car Wash	No	No	No
Pawn Shops	No	No	No
Standards			
Development Intensity - Minimum	0.5 FAR	1.0 FAR (as low as 0.75 with residential)	NA
Development Intensity - Maximum	1.0 FAR	1.5 FAR (as high as 2.10 with residential)	1.0 FAR
Building Floor Area - Minimum	50,000 sq. ft.	20,000 sq. ft.	20,000 sq. ft. (no minimum on conditional uses)
Impervious Surface	95%	95% (85% with residential)	NA
Site Width – Minimum	200 feet/250 feet corners	200 feet/250 feet for corner lots	120 feet
Site Area - Minimum	200,000 sq. ft.	80,000 sq. ft.	2 acres (87,120 sq. ft.)
Setbacks – Along Street Minimum	35 feet	20 feet	65 feet
Setbacks – Along Street Maximum	NA	20 feet	NA
Setbacks – Rear Minimum	30 feet/40 feet if over 4 stories	30 feet/40 feet if over 4 stories	25 feet
Setbacks – Side Minimum	20 feet/30 feet if over 4 stories	20 feet/30 feet if over 4 stories	25 feet
Height - Minimum	2 stories over 60 percent of footprint	2 stories over 60 percent of footprint	NA
Height – Maximum (district specific)	NA	Varies by area	NA
Design Standards	Yes	Higher	NA
Parking Location	NA	To side or rear of buildings	NA

Parcel G
C-4 and CR-1 Zoning Summary

Uses	Existing C-4	Existing CR-1	
Office	Yes	Yes	
Retail	Accessory	Yes	
Residential	Accessory	No	
Restaurant	Conditional Accessory	Yes	
Hotel	Yes	Yes	
Auto Dealers	No	Yes	
Vehicle Repair, Gas Station, Car Wash	No	No	
Pawn Shops	No	No	
Standards			
Development Intensity - Minimum	0.4 FAR	NA	
Development Intensity - Maximum	2.0 FAR	1.0 FAR	
Building Floor Area -	20,000 sq. ft.	20,000 sq. ft. (no minimum	
Minimum	10,000 sq. ft. for restaurants	on conditional uses)	
Impervious Surface	90%	NA	
Site Width – Minimum	200 feet/250 feet corners	120 feet	
Site Area - Minimum	120,000 sq. ft.	2 acres (87,120 sq.ft.)	
Setbacks – Along Street Minimum	35 feet	65 feet	
Setbacks – Along Street Maximum	NA	NA	
Setbacks – Rear Minimum	30 feet/40 feet if over 4 stories	25 feet	
Setbacks – Side Minimum	20 feet/30 feet if over 4 stories	25 feet	
Height - Minimum	NA	NA	
Height – Maximum (district specific)	NA	NA	
Design Standards	Higher	NA	
Parking Location	NA	NA	

Parcels H & I C-1, C-4, C-5, Zoning Summary

Uses	C-1	C-4	C-5
Office/Medical Office	Yes	Yes	Yes
Retail	Accessory	Accessory	Yes
Residential	Not Allowed	Accessory	Accessory
Restaurant w/out	Conditional	Conditional	Conditional
drive-through		Accessory	Accessory
Hotel	Yes	Yes	Yes
Auto Dealers	Yes	Not Allowed	Not Allowed
Standards			
Development Intensity	0.4 FAR	0.4 FAR	1.0 FAR
- Minimum			(0.75 with
			residential)
Development Intensity	1.0 FAR	2.0 FAR	1.5 FAR (bonus
- Maximum			for residential)
Building Floor Area -	20,000 sq. ft.	20,000 sq. ft.	20,000 sq. ft.
Minimum		10,000 sq. ft. for	
		restaurants	
Impervious Surface	90%	90%	95%
Site Width – Minimum	200 ft./250 ft.	200 ft./250 ft.	200 ft./250 ft.
	corners	corners	corners
Site Area - Minimum	120,000 sq. ft.	120,000 sq. ft.	80,000 sq. ft.
Setbacks – Along	35 feet	35 feet	20 feet
Street Minimum			
Setbacks – Rear	30 feet/40 feet if	30 feet/40 feet if	30 feet/40 feet
Minimum	over 4 stories	over 4 stories	if over 4 stories
Setbacks – Side	20 feet/30 feet if	20 feet/30 feet if	20 feet/30 feet
Minimum	over 4 stories	over 4 stories	if over 4 stories
Height - Minimum	NA	NA	2 stories over
			60 percent of
			footprint
Other		Design standards	* Parking to the
			side or rear
			* Add'l design
			standards